

# **BISMARCK BOARD OF ADJUSTMENT**

## **MEETING MINUTES**

**January 2, 2014**

The Bismarck Board of Adjustment met on January 2, 2014 at 4:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5<sup>th</sup> Street. Chairman Marback presided.

Members present were Blair Ihmels, Jennifer Clark, Ken Heier, Chris Seifert, Jeff Ubl and Michael Marback.

Staff members present were Jenny Wollmuth – Planner, Brady Blaskowski – Acting Building Official and Hilary Balzum – Community Development Office Assistant.

### **MINUTES:**

Chair Marback asked for consideration of the minutes of the December 12, 2013 meeting.

**MOTION:** A motion was made by Mr. Ihmels and seconded by Mr. Heier to approve the minutes of the December 12, 2013 meeting as distributed. With Board Members Clark, Heier, Ihmels, Seifert, Ubl and Marback voting in favor, the minutes were approved.

### **VARIANCE FROM SECTION 14-04-06(5) OF THE CITY CODE OF ORDINANCES (R10-RESIDENTIAL)(LOT WIDTH) – 604 SOUTH 14<sup>TH</sup> STREET (LOT 2, BLOCK 10, RICHTER'S SUBDIVISION)**

Chairman Marback stated the applicant was requesting a variance to allow the construction of an accessory building on a lot considered a nonconforming use (lot width of less than 50 feet).

Chairman Marback asked the applicant if the driveway will be directly adjacent to the house. Mr. Richter said it will be and that he also has plans to remove the step on the south side of the house to allow for more drive space.

Mr. Heier asked how the garage will be accessed on the property. Mr. Richter said access will be from the front of the house and he also noted that one of the adjacent properties has a lot width of 37 feet.

Mr. Ihmels asked if the only issue at hand is that of the lot size, but not of the lot coverage percentage. Chairman Marback said yes, they need to decide on the lot width variance.

**MOTION:** A motion was made by Mr. Ihmels to approve the variance to allow the construction of an accessory building on a lot considered a nonconforming use (lot width of less than 50 feet). The motion was seconded by Mr. Heier. With Board Members Clark, Heier, Ihmels, Seifert, Ubl and Marback voting

in favor of the motion, the motion was approved and the variance request was approved.

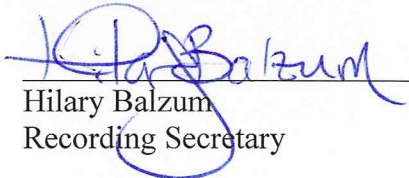
### **OTHER BUSINESS**

Mr. Seifert let it be known that he will be absent at the February 6, 2014 meeting of the Board of Adjustment.

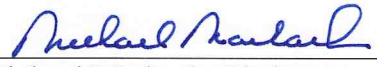
### **ADJOURNMENT**

There being no further business, Chairman Marback declared the meeting of the Bismarck Board of Adjustment adjourned at 4:06 p.m. to meet again on Thursday, February 6, 2014.

Respectfully Submitted,

  
Hilary Balzum  
Recording Secretary

APPROVED:

  
Michael Marback, Chairman